OFFICIAL RECEIPT

BOOK 5874 PAGE 283

D E E D

NAME & ADDRESS & OWNER: | SEND TAX NOTICES: | MAP-PARCEL NUMBER

Cumberland Builders, Inc.
615 Main Street
Nashville, Tenn. 37206

The Kissell Company
30 Warder Street
Springfield, Ohio
45501

13 DA 40850
59-9-148

****

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 46,000 00 .

James L Bass
Affiant

****

Sworn to and subscribed before me this 16th day of April, 1982.

[illegible]
Deputy Register

****

WHEREAS, default was made in the terms, conditions and payments made and provided for in the deed of trust dated February 15, 1982, executed by Nail Shakir and wife, Zakkiyya Shakir, to James L. Bass, Trustee, which is recorded in Book 5852, Page 275, Register's Office for Davidson County, Tennessee; the entire indebtedness having been declared due and payable and payment not having been made as demanded; having been requested so to do by the lawful holder and owner of the indebtedness secured by the said deed of trust, I, James L. Bass, caused said real estate to be advertised in accordance with the provisions of the said deed of trust, advertising that said property would be sold on April 16, 1982, at 1100 o'clock A.M. (local time) at the South Door of the Court House of Davidson County in Nashville, Tennessee, to the highest, best and last bidder for cash, in bar of all equities of redemption, homestead, dower and all other rights and exemptions of every kind, all of which were expressly waived in said deed of trust, but subject to any taxes that might be a lien against the property and

Prepared by:
James L. Bass
Attorney at Law
Nashville, Tennessee

[redacted]

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OFFICIAL RECEIPT

any prior deeds of trust and at the time and place stated in the advertisement, I, James L. Bass, Trustee, personally appeared and offered said property for sale at public outcry, and the highest, best and last bid received was the sum of Ten Thousand and No/100 Dollars ($10,000.00), by Cumberland Builders, Inc., a Tennessee corporation, and said property was knocked off and sold to said Cumberland Builders, Inc., for said sum.

NOW, THEREFORE, IN CONSIDERATION of the premises and the sum of One and No/100 Dollar ($1.00), paid by Cumberland Builders, Inc. and crediting aforesaid sum on the indebtedness secured by said deed of trust, I, James L. Bass, Trustee, have this day bargained and sold, and by these presents do transfer and convey unto Cumberland Builders, Inc., its successors and assigns, a certain tract or parcel of land located and situated in Davidson County, Tennessee, described as follows, to-wit:

> Being Lot No. 247 on the Plan of Haynes Estates, Section V, as of record in Book 4300, Page 70, Register's Office for said County.
>
> Said Lot No. 247 fronts 89.18 feet on the easterly side of Boyd Drive and runs back between lines 137.34 feet on the Northerly line and 142.47 feet on the Southerly line to a dead line in the rear measuring 72.58 feet thereon.
>
> Being the property vested in Nail Shakir and wife, Zakkiyya Shakir, by deed from Cumberland Builders, Inc., of record in Book 5819, Page 461, Register's Office for said County.
>
> This is improved property located at 4100 Boyd Drive, Nashville.
>
> This conveyance subject to terms of deed of trust of record in Book 5323, Page 558, said Register's Office and Book 5655, Page 583, said Register's Office, reference to both which is here made and to any unpaid taxes that may be a lien on the property.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtanances, estate, title and interest thereto belonging to Cumberland Builders, Inc, its successors and assigns, forever. I covenant with the said Cumberland Builders, Inc., its successors and assigns, that I am lawfully seized and possessed of said real estate as Trustee only, by the terms of the above mentioned deed of

trust; have a good right to sell and convey; and that the same is unencumbered, except as above noted.

I DO FURTHER COVENANT and bind myself, my successors and assigns, to warrant and forever defend the title to the said real estate to the said Cumberland Builders, Inc., its successors and assigns, against the lawful claims of all persons claiming by or through me as Trustee, but not further or otherwise.

WITNESS MY HAND on this the 19th day of April, 1982.

James L. Bass, Trustee

ACKNOWLEDGEMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, the within named James L. Bass, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Offices, Davidson County, Tennessee, on this the 19th day of April, 1982.

Jo Frances Agnew
Notary Public

My commission expires:
July 16, 1983

G87549

IDENTIFICATION REFERENCE

Apr 19 9 15 AM '82

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

RUSH

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			46000.00- CO	
			119.60 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	129.10-
2462A	04/19/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. T REFERENCE

Apr 19 9 15 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 876575